



"Making a Difference"

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

<b>MEETING DATE</b> August 5, 2005 <b>LOCAL EFFECTIVE DATE</b> August 19, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> September 9, 2005	<b>CONTACT/PHONE</b> Marsha Lee 788-2008	<b>APPLICANT</b> Mark Epstein-Leimert Lot 16	<b>FILE NO.</b> DRC2004-00230
<b>SUBJECT</b> Request by Cambria West/Leimert-Mark Epstein (Lot 16) for a Minor Use Permit/Coastal Development Permit to allow a new 3055 square foot, 2-story single family dwelling and a 1233 square foot attached garage, and a 600 square foot detached guesthouse, within a 1.37 acre building envelope, on a 43.91 acre lot. The total area of disturbance is approximately 20,600 square feet. The project is located at 6850 Kathryn Drive, approximately 500 feet from the intersection on Cambria Pines Road, east of Highway 1, in the community of Cambria, in the North Coast planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit / Coastal Development Permit DRC2004-00230 based on the findings in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The proposed project is consistent with the previously certified Environmental Impact Report for the Cambria Pines Estates Tract Map 1804/Development Plan/Coastal Development Permit, Tract 1804, D910279D.			
<b>LAND USE CATEGORY</b> Rural Lands	<b>COMBINING DESIGNATION</b> Local Coastal Program, Sensitive Resource Area/Terrestrial Habitat	<b>ASSESSOR PARCEL NUMBER</b> 013-085-016 and 013- 085-020	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> Site Selection, Setbacks, Height, Footprint and Gross Structural Area Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Local Coastal Program and Sensitive Resource Area/Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Site is currently vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Rural Lands / Vacant <i>South:</i> Rural Lands / Vacant <i>East:</i> Rural Lands / Vacant <i>West:</i> Rural Lands / Vacant	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, Cambria Fire, California Coastal Commission	
TOPOGRAPHY: Building envelope is gently sloping	VEGETATION: Grasses, Mixed Coast Live Oak and Monterey Pine forest
PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: On-site septic Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: June 27, 2005

## DISCUSSION

### TRACT 1804/DEVELOPMENT PLAN D910279D CONDITIONS OF APPROVAL/EIR MITIGATION MEASURES

Tract 1804 and Development Plan authorized a cluster division consisting of 18 lots with designated building envelopes. The area outside of the designated envelopes is approximately 342 acres in size and in an Open Space Agreement granted to the County of San Luis Obispo, dated June 20, 2000. The total tract acreage is 380 acres. The subject property is 43.91 acres and contains a 1.37 acre building envelope. The total area of disturbance is approximately 20,600 square feet. The area of disturbance is in an open grass area and impacts to the oak and pine trees adjacent to the grassy area are avoided by the project design and through the conditions of approval.

The majority of the conditions and mitigation measures were implemented prior to recordation of Tract 1804 (Exhibit B - Conditions of approval.) Conditions and mitigation measures related to construction vehicles, fencing, tree mitigation, and the Cambria Pines Estates Design Guideline Manual (dated March, 1996) are discussed in detail below.

#### Construction Vehicles

Mitigation Measure BIO-1(a) of the Cambria Pines Estates FEIR requires the perimeter of building envelopes to be clearly marked and staked during construction. The use of construction equipment and vehicles is restricted to areas located inside of the building envelope; the only portion of the driveway allowable outside of the building envelope is the minimum necessary to access the building envelope; and all construction traffic is to use Cambria Pines Road and Highway 1 and shall not access the site via Buckley Drive, Kathryn Drive (south), or the portion of Cambria Pines Road located in Tract 543. The project has been conditioned for these items.

#### Fencing

The existing perimeter fencing on the entire 380 acre property is to remain. Existing barbwire fence is to remain on the northern and western boundary. The project has been conditioned for this requirement.

### **Monterey Pine and Coast Live Oak Tree Mitigation**

The project proposes development in the least sensitive area and avoids impacts and removal of existing trees. The project has been conditioned for fencing and the project is conditioned for providing a qualified botanist or biologist approved by the Environmental Coordinator to monitor all construction activities, including grading, filling, trenching, or construction, within 50 feet of the treeline.

### **Cambria Pines Estates Design Guideline Manual**

The EIR included the preparation of the Cambria Pines Estates Design Guideline Manual to provide common standards for development in Tract 1804. Tract 1804 and Development Plan D910279D conditions of approval require consistency with this design manual. The design manual includes standards for site development, building design, landscape design, and tree protection and requires approval from the Design Review Committee prior to Minor Use Permit application. The Design Review Committee (letter dated June 3, 2005 from RRM group acting for the committee) found the proposed project to be in general compliance with the design guidelines and approved the plan submittal as complete and ready for County review.

The applicant is proposing materials and color that blends the structure with the surroundings, (e.g. muted neutral brown and dark green tones, stone, cedar shingles and dark brown cement roofing.)

### **PLANNING AREA STANDARDS:**

Primary site selection for new development is to be in locations not visible from Highway One. The parcel has a designated building envelope which is not visible from Highway 1.

### **LAND USE ORDINANCE STANDARDS:**

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

Required setbacks are: front-25', side-30', rear-30' and the maximum allowable height is 25'. The guesthouse is at the envelope boundary, however the parcel extends several feet to the west (total parcel area is 43.91a acres). The project meets these requirements.

Trail - a trail was required for the recordation of Tract 1804 that is a 40' trail easement is at the northern edge 16.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

### **Terrestrial Habitat ESHA:**

*Policy 27: Development is designed to minimize impacts to Monterey pine forest and Coast live oak woodland habitat by locating development to the least sensitive and open areas. Development will occur within designated building envelope and will avoid impacting and removal of the existing pines and oak trees,, and the project is conditioned for providing a qualified botanist or biologist approved by the Environmental Coordinator to monitor all construction activities, including grading, filling, trenching, or construction, within 50 feet of the treeline.*

### **Public Works:**

Policy 1: Availability of Service Capacity applies to the project. *The applicant has demonstrated that adequate public service capacities are available to serve the proposed project because the property has a water meter and sewage disposal will occur on site consistent with building permit requirements..*

### **Coastal Watersheds:**

Policy 7: Siting of new development: *The proposed project is consistent with this policy because the new residence is located on slopes less than 20%.*

Policy 8: Timing of new construction: *The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.*

Policy 10: Drainage Provisions: *The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the new residence will not increase erosion or runoff.*

**Hazards:**

Policy 1: New Development: *The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

Policy 2: Erosion and Geologic Stability: *The proposed project is consistent with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion of geological instability.*

**Archeology:**

Policy 4: *Preliminary Site Survey for Development within Archaeologically Sensitive Areas applies to the project. The Preliminary Site Survey conducted for the parcel by Clay Singer and Associates and Charles Dills found that the building envelope will be located away from the archaeologically sensitive area. Further, fencing will protect the area from ground disturbance. The project is conditioned for monitoring of all construction activities.*

**Does the project meet applicable Coastal Plan Policies:** Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: redesign to reduce guesthouse to 600 square feet, per ordinance.

**AGENCY REVIEW:**

Public Works- Drainage Plan, North Coast Road Fees, and Encroachment Permit required

Cambria Fire - Fire Plan

Cambria Community Services District – This is a “grandfathered” water service. Require payment of “retrofit” fee and provide a minimum 3000 gallon cistern for landscape watering. June 2, 2005 retrofits completed letter attached to staff report.

**ATTACHMENTS**

1. Exhibit A - Findings
2. Exhibit B - Conditions
3. Exhibit C - Graphics
4. Correspondence

Staff report prepared by Marsha Lee and reviewed by Matt Janssen

## **EXHIBIT A - FINDINGS**

### **Minor Use Permit/Coastal Development Permit # DRC2004-00230 Cambria West/Leimert**

#### *Minor Use Permit*

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

#### *Coastal Access*

- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

#### *Archeological Sensitive Area*

- G. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because no development is proposed within the archaeologically sensitive area.

#### *Public Works Policy 1*

- H. Adequate public service capacities are available to serve the proposed development because the project site has "grandfathered" water service and retrofits have been completed.

#### *CEQA*

- I. No subsequent changes are proposed in the project which will require important revisions of the Environmental Impact Report (EIR) previously prepared for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D, due to the involvement of new significant environmental impacts not considered in the previously prepared EIR for the project.
- J. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require important revisions in the EIR due to the involvement of new significant environmental impacts not covered in the previously prepared EIR for the Cambria Pines

Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

- K. No new information of substantial importance to the project has become available that was not known or could not have been known at the time the EIR was previously certified for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.
- L. The proposed project will not cause significant environmental effects.
- M. The project is consistent with the previously-certified EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

*Sensitive Resource Area Findings*

- N. The development will not create significant adverse effects on the natural features and resources of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features because development is limited to building envelopes and located to avoid tree impacts and removal.
- O. Natural features and topography have been considered in the design and siting of all proposed physical improvements because development is limited to building envelopes and located to avoid tree impacts and removal.
- P. The proposed clearing of topsoil, trees, is the minimum necessary and will not create significant adverse effects on the identified sensitive resource, because development is limited to building envelopes in the location with least impact to the trees, and drainage and sedimentation erosion control plans are required as conditions of approval.
- Q. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and the project has been conditioned to prepare drainage plans, prior to construction activities, to prevent soil erosion and sedimentation of streams through undue surface runoff.

**EXHIBIT B - CONDITIONS OF APPROVAL**  
**Cambria West/Liemert Lot 16 - DRC 2004-00230**

**Approved Development**

1. This approval authorizes the grading for and construction of a new approximately 3055 square foot, 2-story single family dwelling and a 1233 square foot attached garage, and a 600 square foot detached guesthouse.
2. Site development (excluding the access road) is confined to a 1.37 acre building envelope and shall be consistent with the approved site plan, floor plans and elevations.

**CONDITIONS TO BE COMPLETED AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT**

**Fire Safety**

3. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated April 19, 2005.
4. **At the time of application for construction permits**, the applicant shall submit to the Department of Planning and Building a letter from Cambria fire outlining the fire management plan as it relates to the outside of the building envelope and within the forest areas of the site. (Note: The main house on Lot 16 is located such that the 100' fire safety maintenance zone falls partially outside the building envelope and up to 50 feet into forest vegetation. The Design Guidelines, page 54, item 3 indicates that a maximum of 50 feet of forest clean-up is allowed. The Cambria Fire Department description of defensible space requires limbing of trees up to 6' to 7' from ground level and regular removal of vegetative litter. This should also include a description of selective thinning of native scrub to preserve shrub groupings. The guesthouse is located on the boundary of the building envelope, and the 100 foot setback (an additional 50 feet) extends outside of the building envelope and into the forest area. Grasses within the 100 foot zone outside the envelope, may be mowed. Within the forest area, the applicant shall work with the Cambria Fire Department to determine the specific measures required for to maintain the balance between protection of this structure and the protection of habitat. Lot owners are responsible for fuel modification within their own property boundaries. If the 100' zone passes onto the neighboring property you may only work up to your boundary.)

**Water Conservation**

5. Ultra low flow toilets (1.6 gallons per flush maximum) shall be installed on all new construction in accordance with the Uniform Building Code. (Ultra low flow toilets are estimated to save approximately 22 gallons of water per capita per day.)
6. New development shall be required to utilize water conserving models of any appliances installed during construction. Such appliances would include, but not necessarily be limited to, dishwashers.
7. Connection fees and user fees shall be assessed by the CCSD to finance water delivery system improvements.
8. The Department of Planning and Building will verify that no irrigation shall occur within the dripline.

### **Drainage Mitigation Measures**

9. All new drainage infrastructure shall incorporate measures to reduce long-term water quality degradation.

### **CONDITIONS TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT**

10. Applicant shall submit a copy of the plans to the Tract 1804 Design Review Committee for review and approval.
11. Prior to issuance of building permit, the plans shall show the existing perimeter fencing on the entire 380 acre property is to remain. A 40 foot trail easement is recorded along the northern property boundary.
12. Attach fire safety plan and letter from Cambria Fire on fire management outside of the building envelope and within the forest area to approved set of building plans.
13. **Prior to issuance of construction permits**, water sources to meet the Uniform Fire Code fire flow requirements shall be ensured.
14. **Prior to issuance of construction permits**, the CDF in cooperation with San Luis Obispo County shall evaluate the proposed project for compliance with Public Resources Code 4290 for circulation and access road standards and fuel modification requirements.

### **Services**

15. **Prior to issuance of construction permit**, the applicant shall provide a letter from CCSD stating they are willing and able to service the property.
16. **Prior to issuance of construction permit**, the applicant shall provide to the Department of Planning and Building, evidence of a sewage disposal maintenance plan and well permit from County Environmental Health Department.
17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

### **Biological Mitigation Measures**

18. **Prior to issuance of building permit**, the applicant shall retain a qualified botanist or biologist approved by the Environmental Coordinator to monitor all construction activities, including any grading, filling, trenching or construction, within 50 feet of the treeline.

### **Noise**

19. **Prior to issuance of building permit**, the plans shall state that all construction traffic shall use Cambria Pines Road and State Route 1, and shall not access the site via Buckley Drive or Kathryn Drive, or the portion of Cambria Pines Road located in Tract 543.

### **PRIOR TO START OF CONSTRUCTION**

20. **Prior to commencement of construction**, the perimeter of building envelopes must be clearly marked, with highly visible flagging placed on stakes. These stakes must remain in place during construction. The use on construction equipment and vehicles shall be restricted to areas located inside of each building envelope.



21. Prior to commencement of construction, highly visible temporary fencing (e.g. orange barrier fencing) must be placed around the perimeters of the dirplines of all remaining Monterey pines and coast live oaks within the proposed development areas

#### **Drainage Mitigation Measures**

22. **Prior to start of construction**, grading and drainage plans shall incorporate BMPs for erosion control and stormwater pollutant discharge control. These plans shall be reviewed and approved by the County of San Luis Obispo.

#### **Noise Mitigation Measures**

23. **Prior to commencement of construction** dirt hauling routes shall be established that are oriented away from property boundaries which abut existing sensitive land uses.
24. **Prior to commencement of construction**, vehicle staging areas shall be established that are located as far as practical from occupied structures.

### **CONDITIONS TO BE COMPLETED DURING CONSTRUCTION**

#### **Biology**

25. During construction, a biological monitor all construction activities, including any grading, filling, trenching or construction, within 50 feet of the treeline.
26. **Prior to site disturbance**, proposed access routes to and the boundary of the building envelope must be clearly marked with highly visible flagging placed on stakes. All construction traffic must be confined to the marked area.

#### **Building Height**

27. **The maximum height of the project is 25 feet from average natural grade.**
- A. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
- B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
- C. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

#### **Invasive Exotic Plants**

28. **During project construction**, to control introduction of invasive exotic plants on-site, the following measures shall be implemented and incorporated into the design guidelines of the proposed project:
- A. Use only clean fill material (free of weed seeds) within the project area
- B. Thoroughly clean all construction equipment prior to being moved onto and used at the site
- C. Prohibit planting or seeding of disturbed areas with non-native plant species
- D. Control invasive exotic weeds in all disturbed areas.

#### **Noise**

29. Project construction activities shall be limited to between the hours of 7 a.m. and 6 p.m.

30. **During construction**, all construction traffic shall use Cambria Pines Road and State Route 1 and shall not access the site via Buckley Drive, Kathryn Drive, or the portion of Cambria Pines Road located in Tract 543.

#### **Archaeology**

31. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

#### **Biology**

32. **During construction**, avoid disturbance of trees within the associated dripline of each tree, which extends outward 15 feet from the tree's canopy.

#### **Air Quality**

33. **Prior to and during project construction**, the applicant shall ensure that all contractor's equipment is in proper operating condition and is in compliance with air pollution control regulation. Dust generated by the development activities shall be kept to a minimum by following the measures listed below.
- A. **During project construction**, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease;
  - B. **During project construction**, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the early morning and after work is completed for the day and whenever wind exceeds 15 miles per hour;
  - C. **During project construction**, dirt stock-piled areas should be sprayed daily as needed;
  - D. **During project construction**, the amount of disturbed area should be minimized, and onsite vehicle speeds should be reduced to 15 mph or less;
  - E. **During project construction**, exposed ground areas that are planned to be reworked at dates more than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established;
  - F. **Prior to completion of project construction**, the entire area of disturbed soil should be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur;
  - G. **During project construction**, grading and scraping operations should be suspended when wind speeds exceed 30 mph to reduce PM, emissions;
  - H. **During project construction**, all roadways and driveways associated with construction activities should be paved as soon as possible. In addition, building pads should be laid as soon

as possible after grading unless seeding or soil binders are used.

## **CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL INSPECTION**

### **Fire Safety**

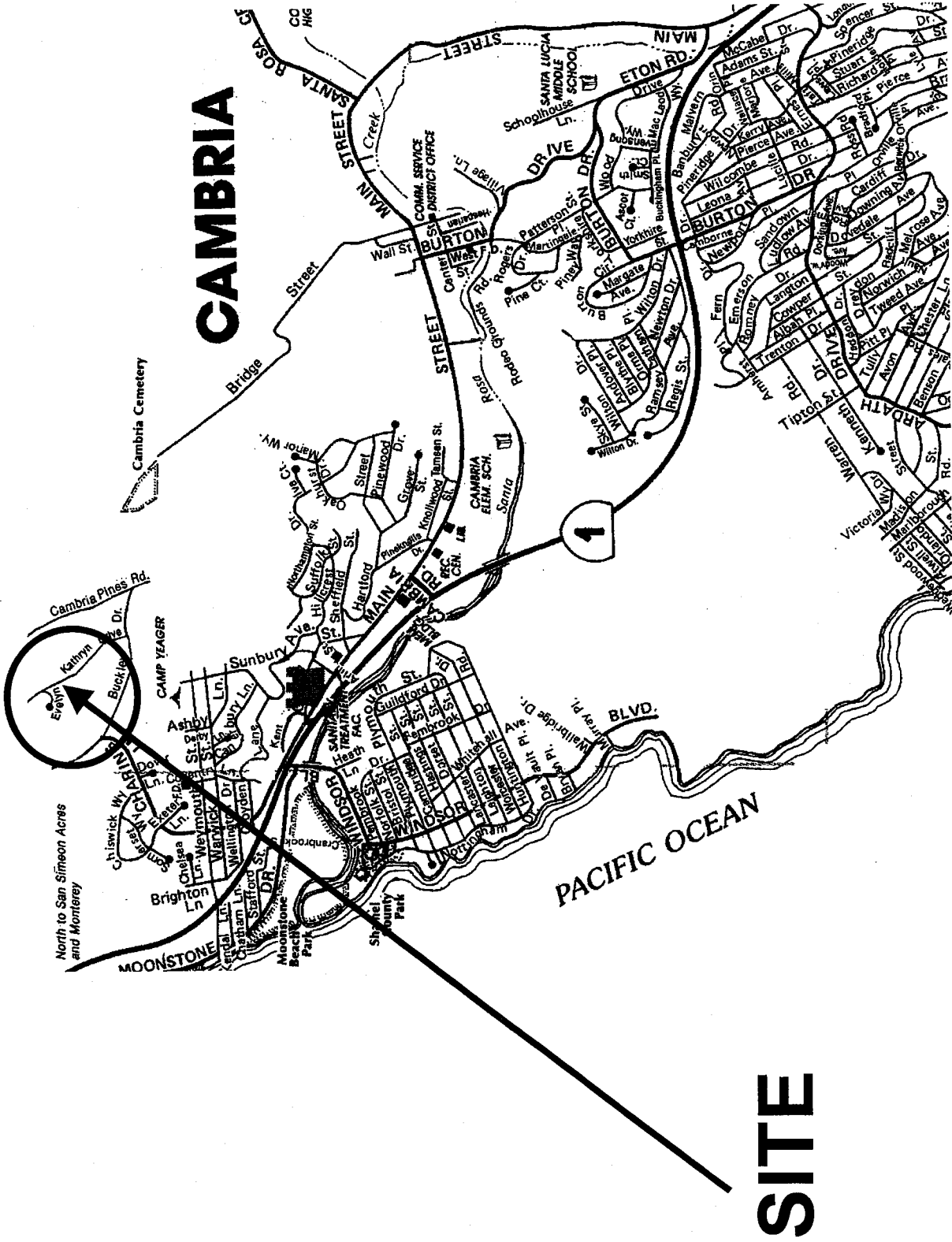
34. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.
35. Throughout the operation of the project, the project shall comply with:
  - 1) The Uniform Fire Code
  - 2) The National Fire Protection Association Standards
  - 3) Public Resources Code 4290, 4291
  - 4) Title 19 County Code Section 19.20.029
36. **Prior to final inspection**, the applicant shall install landscaping consistent with the approved final landscape plans.

### **Landscape Plan**

37. **Prior to final inspection**, the applicant shall install all elements of the approved landscape plan including planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest; non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site; a cistern for irrigation water; utilize efficient irrigation systems which minimize surface runoff and evaporation and maximize the water which will reach plant roots; CCSD water shall not be used for irrigation of landscape.

### **Fencing**

38. **Prior to final inspection**, the planning depart shall confirm that the existing barbwire fence is to remain on the northern and western boundary, per conditions of Tract 1804.
39. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
40. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').

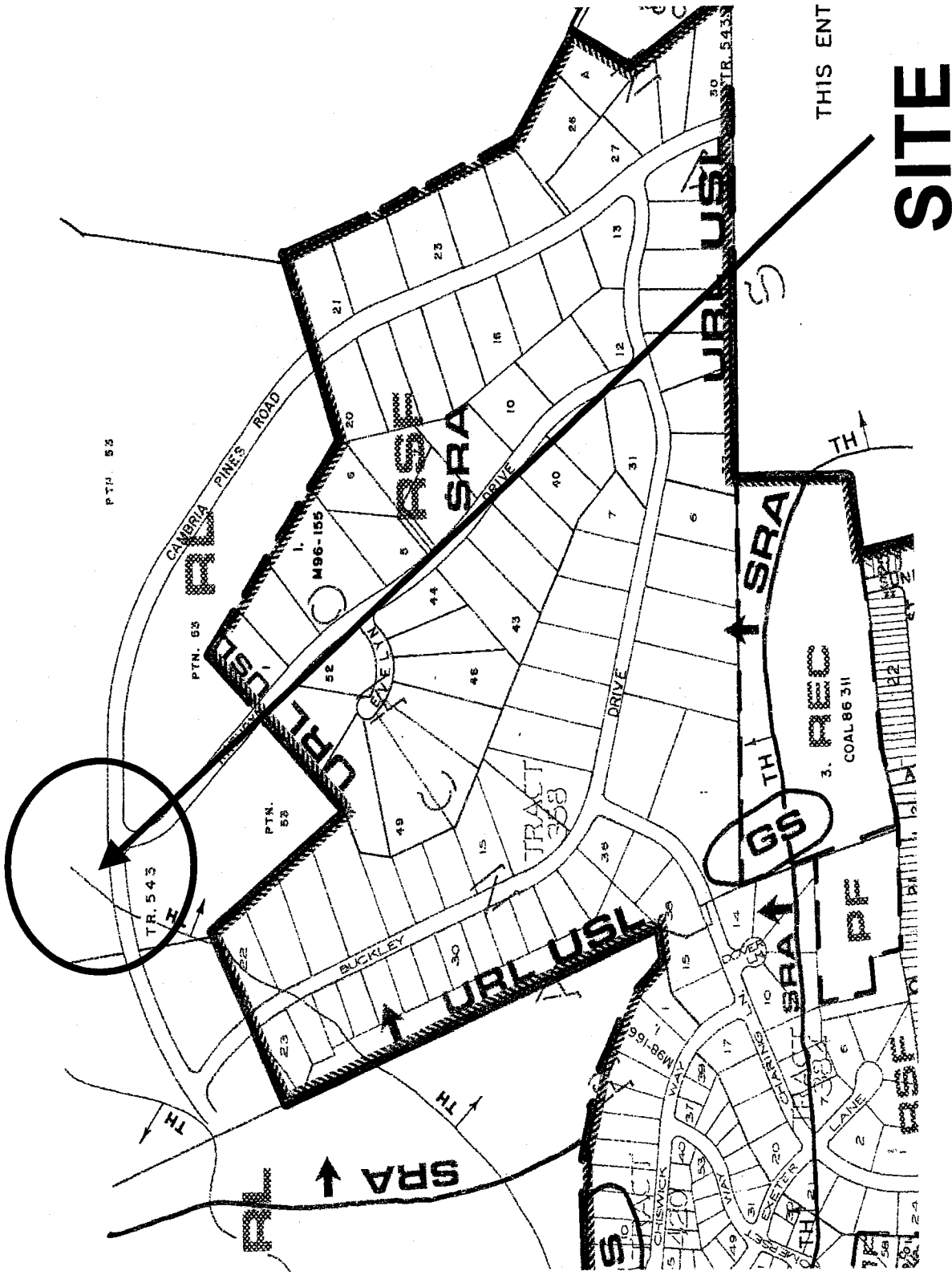


EXHIBIT

Vicinity Map



PROJECT  
Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230



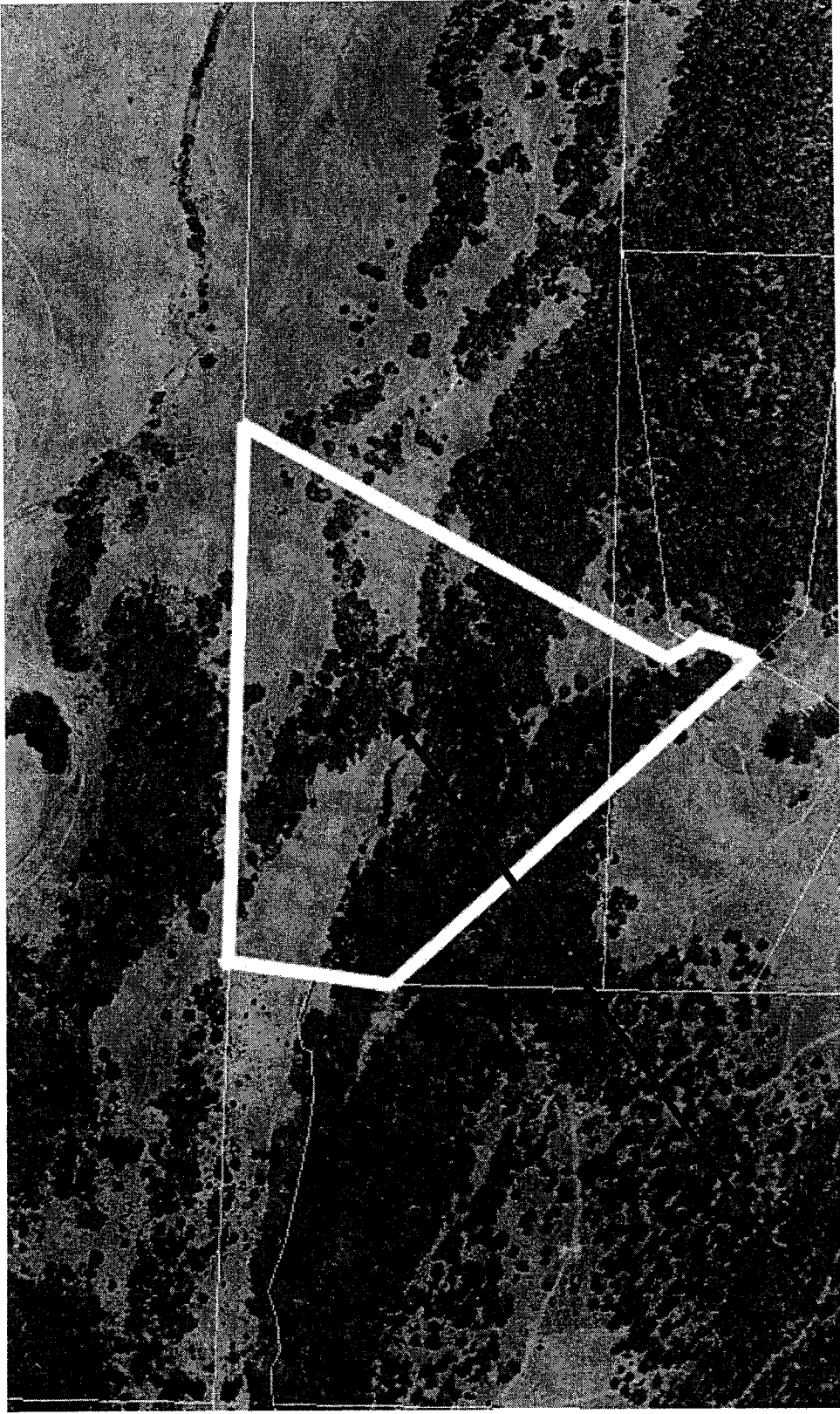
EXHIBIT

Land Use Category-Rural Lands

PROJECT

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230





**SITE**

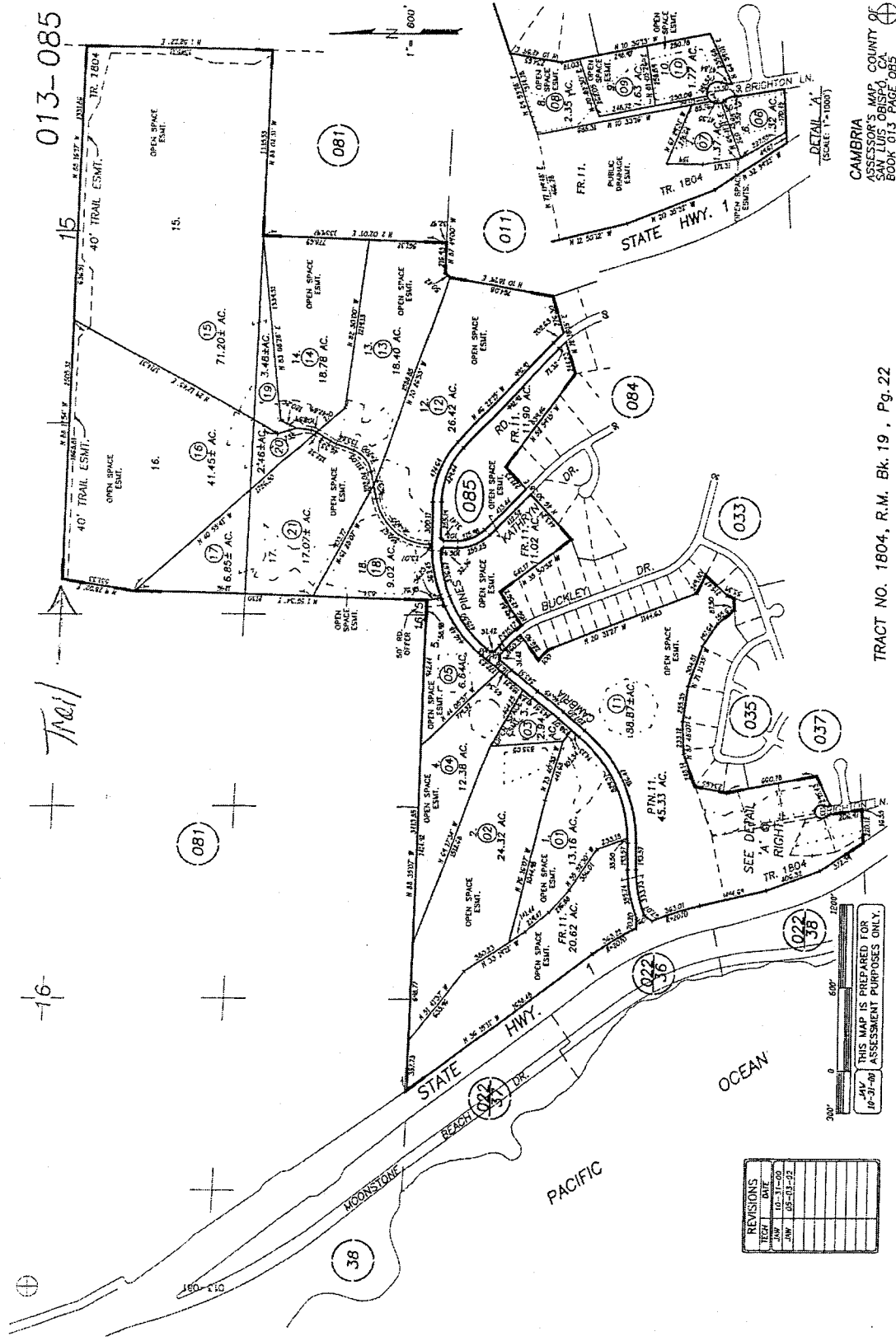
**PROJECT**

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230

**EXHIBIT**

Aerial



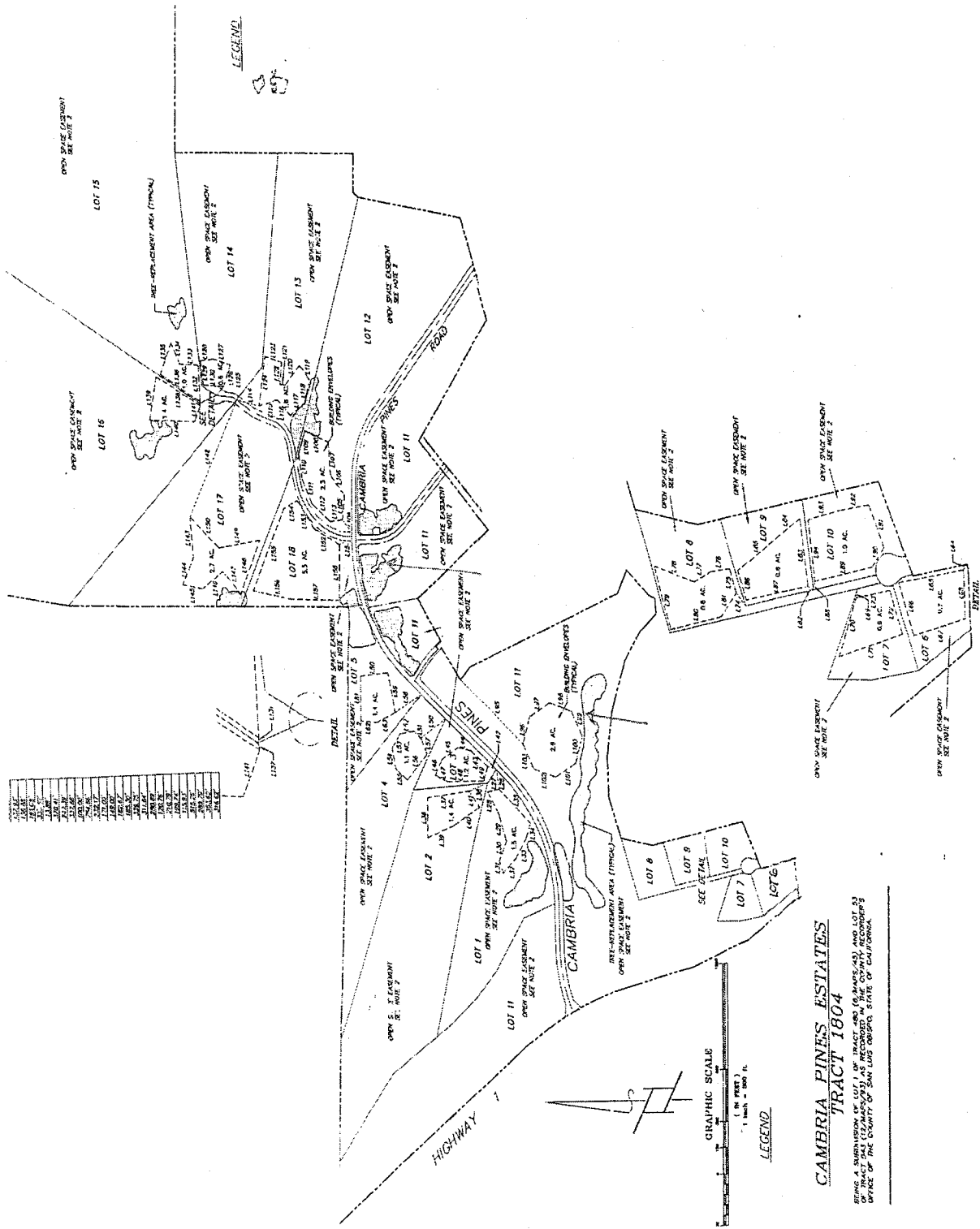


PROJECT

Minor Use Permit  
Cambria West DRC2004-00230

EXHIBIT

Assessor Parcel Map



PROJECT

Minor Use Permit

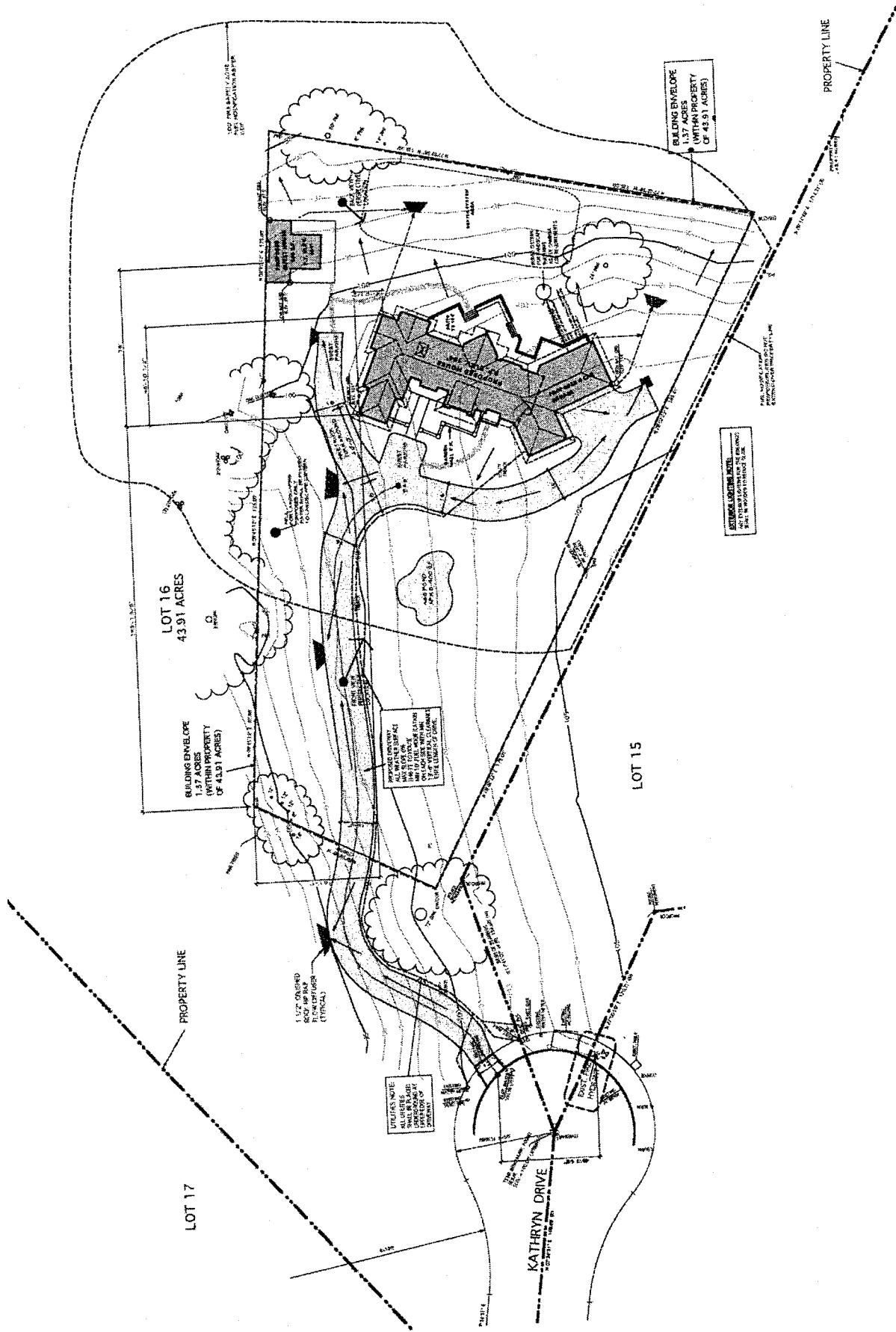
Cambria West DRC2004-00230

EXHIBIT

Tract 1804







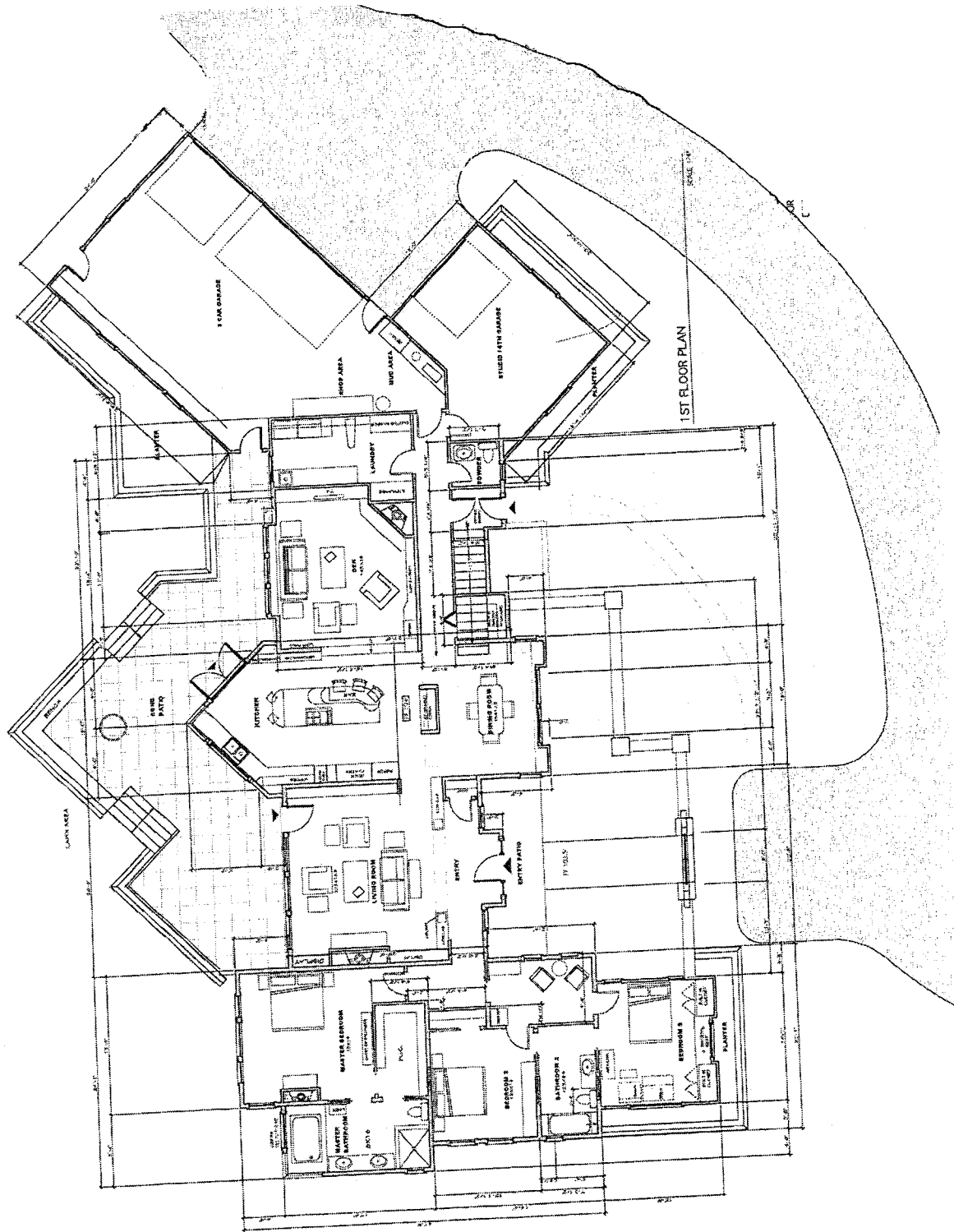
EXHIBIT

Site Plan



PROJECT

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230



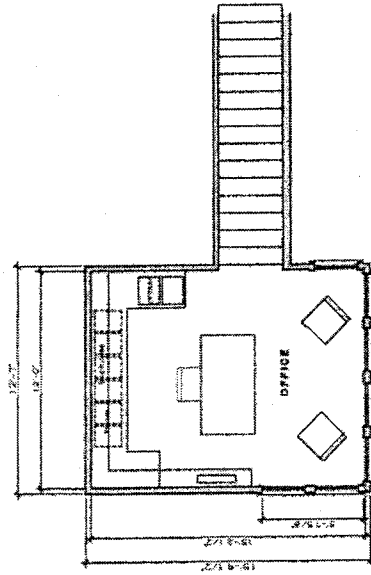
PROJECT

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230



EXHIBIT

Floor Plan (First Floor)



**PROJECT**

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230



**EXHIBIT**

Floor Plan (Second Floor)

SCN 94-049

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*L. A. S. 9-0-87*

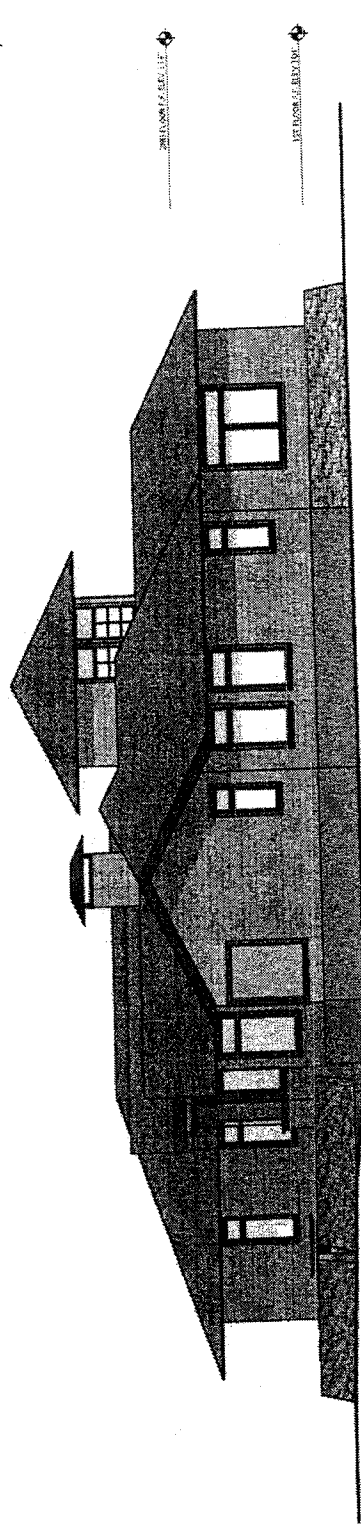
WHAT CAN WE



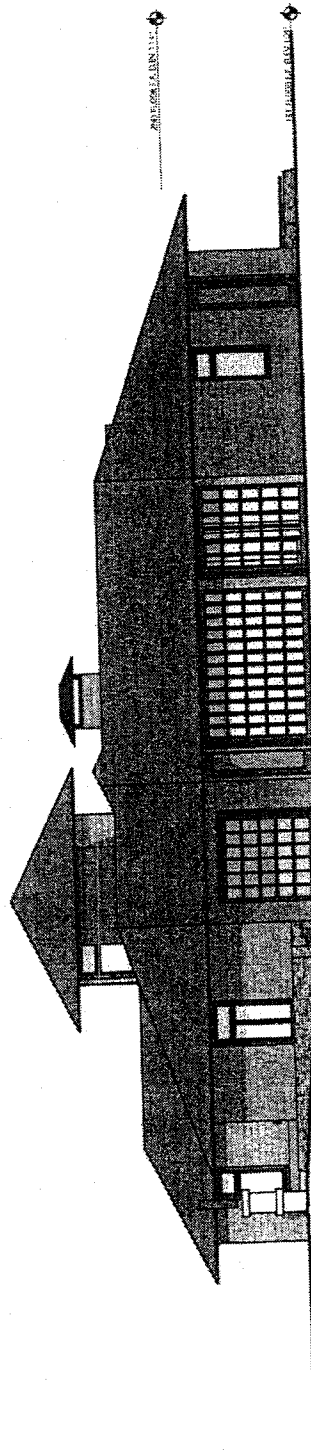
**Minor Use Permit/Coastal Development Permit**  
**Lot 16 Cambria West DRC2004-00230**

**EXHIBIT**

Elevation



LEFT ELEVATION (WEST)  
SCALE 1"=4'



RIGHT ELEVATION (EAST)  
SCALE 1"=4'

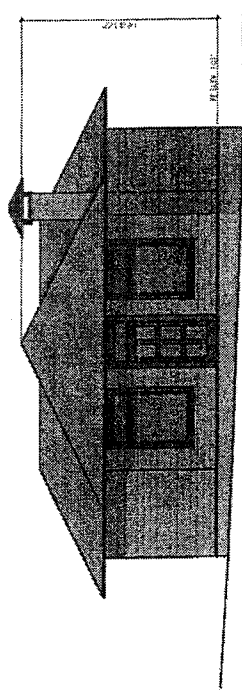
PROJECT

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230



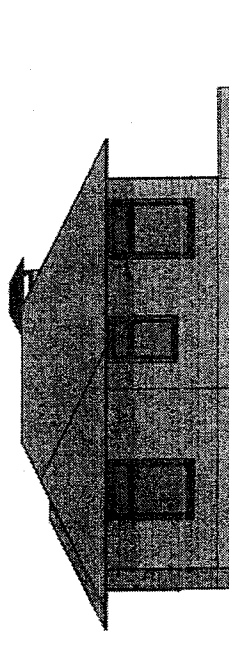
EXHIBIT

Elevation



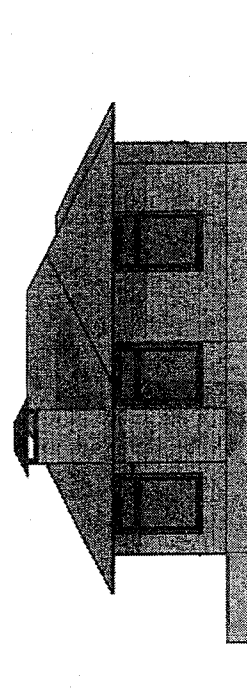
FRONT ELEVATION (EAST)

SCALE 1/4"



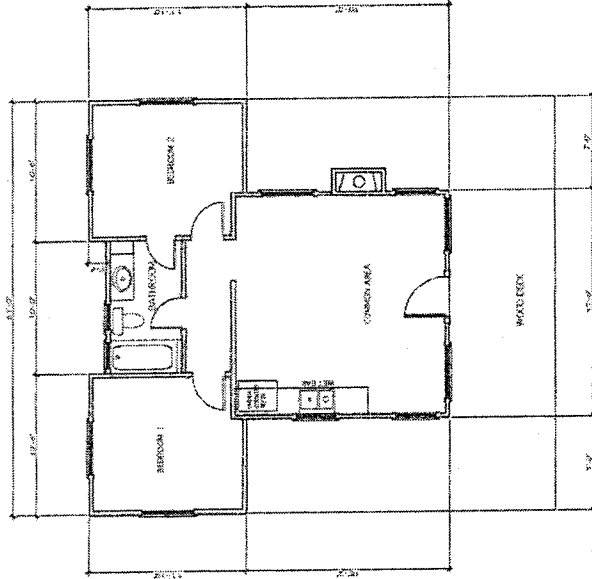
LEFT ELEVATION (SOUTH)

SCALE 1/4"



RIGHT ELEVATION (NORTH)

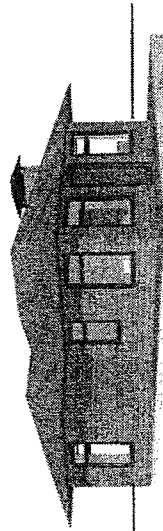
SCALE 1/4"



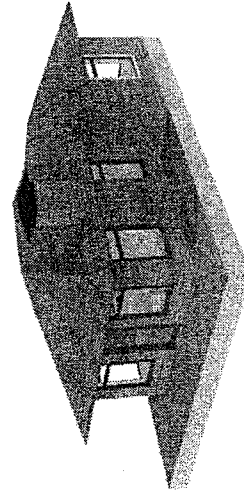
GUEST HOUSE

600 SQ. FT.

SCALE 1/4"



PERSPECTIVE FROM GUEST PARKING



AERIAL PERSPECTIVE

PROJECT

Minor Use Permit/Coastal Development Permit  
Lot 16 Cambria West DRC2004-00230

EXHIBIT

Elevation



JUN. 2. 2005 12:23PM

CAMBRIA COMMUNITY SERVICES DIST.

NO. 0901

P. 1

CAMBRIA COMMUNITY



SERVICES DISTRICT

June 2, 2005

**Mark Epstein**  
**308 Anderson St**  
**Manhattan Beach, CA 90266**

**DIRECTORS:**

Gregory Sanders  
*President*

Donald Villeneuve  
*Vice President*

Peter Chaldecott  
*Director*

Joan Cobin  
*Director*

Ilan Funk-Bilu  
*Director*

**OFFICERS:**

Tammy Rudock  
*General Manager*

Arther R. Montandon  
*District Counsel*

Kathy Choate  
*District Clerk*

**RE: RETROFITS COMPLETED**  
**APN: 013.085.016/020**

This letter confirms that the water conservation measures required by the California Coastal Commission, to offset the potable water demand impact created by the construction of your home at APN 013.085.016/020, have been completed. A list of retrofitted properties is attached.

If you have any questions please contact me at (805) 927-6225.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joyce Hannum".  
Joyce Hannum  
Permits & Conservation Specialist

enc.

CAMBRIA COMMUNITY



SERVICES DISTRICT

**RETROFITS COMPLETED TO OFFSET NEW CONSTRUCTION:****PROJECT NAME: Epstein** **PARCEL #: 013.085.016/020**Project Description: 3,055 sf SFR with guesthouse on 41 acres.  
Retrofit requirement: 316 points**DIRECTORS:**Gregory Sanders  
PresidentDonald Villeneuve  
Vice PresidentPeter Chuldevoet  
DirectorJoan Cobin  
DirectorIlan Funke-Bilu  
Director**OFFICERS:**Tammy Rudock  
General ManagerArher R. Montandon  
District CouncilKathy Chaste  
District Clerk

10194	7/28/2004	2165	Wilton	washer	6.65
10195	7/8/2004	1280	Ellis	washer	6.65
10196	7/16/2004	678	Huntington	washer	6.65
10197	10/26/2004	2640	Ernest	2 Toilets	10.8
10198	7/22/2004	1920	Dorking	washer	6.65
10199	10/4/2004	625	Weymouth	2 toilets	10.8
10200	8/11/2004	2803-2835	Schoolhouse Ln	4 washers	26.6
10201	12/20/2004	1980	Sherwood	1 wash/2 Toi	17.45
10202	7/31/2004	1636	Spencer	washer	6.65
10203	8/11/2004	6100	Charing	washer	6.65
10204	8/11/2004	1521	Astor	washer	6.65
10205	8/18/2004	2220	Adams	washer	6.65
10206	9/16/2004	661	Ardath	2 toilets	10.8
10208	8/26/2004	1775	Stuart	washer	6.65
10210	9/14/2004	375	Orlando	Washer	6.65
10211	11/15/2004	2824	Margate	toilet	5.4
10214	10/5/2004	385	Jean St	Washer	6.65
10215	12/3/2004	2755	Evensong	Washer	6.65
10216	10/6/2004	6445	Buckely	Washer	6.65
10217	11/8/2004	731	Cornwall	3 toilets	16.2
10218	10/20/2004	1790	St Thomas	Washer	6.65
10220	11/4/2004	4975	Grove	washer	6.65
10221	11/5/2004	325	Ivar	2 toilets	10.8
10222	11/15/2004	4978	Windsor	washer	6.65
10223	12/9/2004	2991	Wood	3 toilets	16.2
10225	11/24/2004	1041	Hartford	washer	6.65
10226	11/24/2004	1141	Hartford	washer	6.65
10227	11/24/2004	1960	Dreydon	washer	6.65
10228	12/21/2004	2050	Emmons	Washer	6.65
10229	12/2/2004	910	Hartford	Washer	6.65
10230	12/1/2004	1789	Ogden	Washer	6.65
10231	12/17/2004	1390	Ellis	Washer	6.65
10232	1/3/2005	530	Leighton	washer	6.65
10234	2/11/2005	944	Northampton	washer	6.65
10235	1/20/2005	2155	Spencer	washer	6.65
10236	1/24/2005	1475	Spencer	washer	6.65
10239	1/27/2005	1151	Hartford	washer	6.65
10240	2/17/2005	2151	Fern	washer	6.65
					317.9

1 point = .72 annual water unit, or 1,47 gallons per day

1 unit = 748 gallons

Example:

Average Annual Water Savings by fixture:

Hot water recirculation pump 4.87 units

Low flow toilet 3.9 units

Energy Star washer 4.79 units

Point Conversion

6.8

5.4

6.65

This Project's Points	Annual Water Units	Retrofit Offset Points	Annual Water Saved
144	104	144	104

Approved by:

  
CCSO Permits & Conservation Specialist





mcl  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/26/05

TO:

CCSD-(S&amp;W)

FROM:

Coastal Team

(Please direct response to the above)

Cambria West

DRC2004\_00230

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

mup → SFD (3.055 sfs) & guesthouse  
(7.40 sfs). Located off Kathryn in Cambria. APN: 013-085-016.  
41.5 acres. NE of Hwy. 1.

Return this letter with your comments attached no later than:

5/11/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

YES  
NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO  
☒ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Conditions of Approval = 1) Payment of "Retrofit" fee @ \$13,650, and  
2) Project must have a minimum 3000 gal. cistern  
for landscape watering.

This is a "grandfathered" water service.

Date

5/2/05

Name

Joyce Hammer

Phone

927-6225



7  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

APR 27 2005

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/26/05

FROM

PW

Cambria West

FROM  
70

Coastal Team

(Please direct response to the above)

DRC2004\_00230

Project Name and Number

Development Review Section (Phone:

788-2009 )

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: mup → SFD (3,055 sfs) & guesthouse  
(740 sfs). Located off Kathryn in Cambria. APN: 013-085-016.  
41.5 acres. NE of Hwy. 1.

Return this letter with your comments attached no later than:

5/11/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL - NORTH COAST 2nd FAS will be done with  
Bldg Permit.

Date

Name

Phone

# Memo

**To:** Anne Wyatt, Chair  
**From:** Tom Christian  
**CC:** Shirley Bianchi  
**Date:** June 15, 2005  
**Re:** Project/Land Use Committee Report

---

**DRL2004-00248: Addition to existing residence**

Project is located off Buckley Road and adds 778 sq. feet to an existing residence on 46,638 sf lot. No visual impact anticipated.

Recommendation: No comment

**DRC2004-00230: New SFD + Guest House**

Project is located off Kayhryn on a 41.5 acre parcel. SFD is a 3055 sf house and a 740 sf guest house.

Recommendation: Guest house exceeds allowable limits of 600 sf. Plan proposal was modified to reduce guest house accordingly. Recommend approval of project with reduced size of guest house.

rrm design group



creating environments people enjoy

June 3, 2005

RRM Design Group  
3765 S. Higuera St., Ste. 102  
San Luis Obispo, CA 93401  
P: (805) 543-1794  
F: (805) 543-4609  
www.rrmdesign.com

**Via Fax 783-2712**

Mr. David Einung  
2250 King Court #57  
San Luis Obispo, CA 93428

**Re: Cambria Pines Estates Tract 1804, Lot 16 Design Review**

Dear Mr. Einung:

The Cambria Pines Estates Design Review Committee has completed the development plan review for Lot 16. We appreciate the completeness of your first submittal and your attention to address the character and quality of the design goals. The plan submittal you provided shows adequate information to satisfy the Committee of the design character for the lot and home and general compliance with the Design Guidelines. The Committee has determined these findings:

- 1) The architectural style and details are consistent with the intent of the Design Guidelines. Materials have a rural character fitting the style of the neighborhood and muted earth tones as recommended. We suggest the stone accents be carried into the guest house area as well.
- 2) Any exterior lighting proposed for the building should be hooded to reduce glare as recommended.
- 3) The landscape concept meets the planting zone concept of drought tolerant species and transition zones based around the house, which is consistent with the recommendations of the Design Guidelines.
- 4) Fuel modification measures need to be individually assessed for each lot due to a variety of circumstances. The basic intent of fuel modification is to provide fire safety for lot structures. How this is accomplished on each lot will vary due to location of building envelope, property lines, topography, and type of vegetation within 100' of the structures. The main house on Lot 16 is located such that the 100' fire safety maintenance zone falls partially outside the building envelope and up to 50' into forest vegetation. The Design Guidelines, page 54, item 3 indicates that a maximum of 50' of forest clean-up is allowed. The Cambria Fire Department description of defensible space requires limbing of trees up to 6' to 7' from ground level and regular removal of vegetative litter. This should also include a description of selective thinning of native scrub to preserve shrub groupings.

Since the guest house is located on the boundary of the building envelope, this 100' setback extends further into the forest than recommended by the Design Guidelines. The 50' recommendation is based on the County requirement for a Forest Protection Plan which intends to provide habitat protection by leaving some organic litter in place. Please refer to

rrm

group



creating environments people enjoy

Mr. David Einung

Page 2

June 3, 2005

the Forest Management Guidelines and Landowner Information Report prepared by Michael De Lasaux for a description of forest protection standards. If there are grasses within the 100' zone outside the envelope, these may be mown, however, within the forest area, a discussion should occur with the Cambria Fire Department to determine the specific measures required for this lot to maintain the balance between protection of this structure and the protection of habitat.

Lot owners are responsible for fuel modification within their own property boundaries. If the 100' zone passes onto the neighboring property, you may only work up to your boundary.

- 5) Agricultural Pond: I understand the primary purpose for this pond is to provide a water retention reservoir for irrigation water and to provide a supplemental water source for fire suppression. The pond needs to be designed to address safety concerns for depth and slope if it is not to be fenced. The pond could be designed with an irregular shape to create a more natural focal interest.
- 6) Driveway Width: The drive should show a consistent 16' minimum width to accommodate emergency vehicles.
- 7) Fencing is not planned along property lines at this time; however, is allowed on this lot per the approved fencing plan. Existing barbwire fence is to remain on the northern and western boundary.
- 8) Horse corrals are planned outside the envelope to the rear of the house. Compliance with County ordinances for allowable number of horses and location of corrals is required.

Based on the above findings, the Design Review Committee approves the development plan submittal as complete and ready for submittal to the County. Please keep the Committee informed regarding any design changes required through the County approval process. After the County's approval of your Minor Use Permit, please contact the Design Review Committee to prepare for the next review. Construction documents will be reviewed for consistency with the development plans.

Sincerely,

RRM DESIGN GROUP

Aileen Nygaard  
Planner

cc: Mark Epstein, owner  
Jeff Ferber, RRM Design Group  
Marsha Lee, SLO County Planning Dept.  
Walter Leimert, Cambria West/Leimert

c:\1403002\others\an-Lot16ReviewLtr-DesignReview-Einung.6-3-05

2850 Burton Drive  
Cambria, California 93428  
Phone: (805) 927-6240  
Fax: (805) 927-6242

**Cambria Fire  
Department**

# Fax

<b>To:</b>	SLO County Planning Department	<b>From:</b>	Cambria Fire Department
<b>Fax:</b>	781-1242	<b>Date:</b>	
<b>Phone:</b>		<b>Pages:</b>	
<b>Re:</b>	Approved Fire Plan Review	<b>CC:</b>	

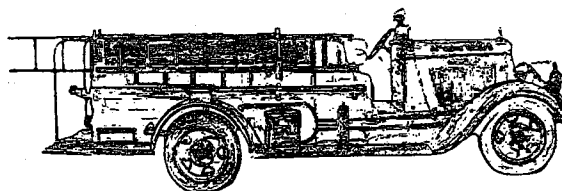
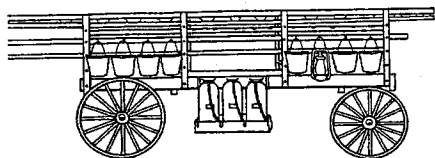
☐ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

The attached Fire Plan Review  
specifies project requirements per  
California State and the  
Uniform Fire Codes.

Please attach a copy of this Fire Plan  
Review to the approved set of plans.

# CAMBRIA FIRE DEPARTMENT

Established 1887



---

Bob Putney, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: [bputney@cambriacsd.org](mailto:bputney@cambriacsd.org)

## FIRE PLAN REVIEW

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Date: **April 19, 2005**

Building owners Name: **Mark and Nancy Epstein**  
Project Address: **6870 Kathryn Drive, Cambria**

Project type: **New residence with attached garage and separate guesthouse**

Building Permit Number: **Pending**

APN# **013-085-016**

Total Existing Square Footage: **0** Square Foot of Proposed Construction: **4288 sq. ft. new residence plus 600 sq. ft. separate guesthouse**

Sprinkler System required: **YES\***

24-hour supervised monitored system required: **No, if under 70 heads.**

Nearest Fire Hydrant: **400 feet**

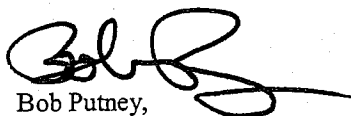
Driveway Access: **16 feet wide minimum with 10-foot fuel modification on each side, 480 feet to far end of residence.**

Turnarounds required: **YES, at wye at house as shown on plan. Must pass Engine turnaround test conducted at the site.**

Comments: This structure is located in a **HIGH Wildland Fire Risk Zone.**

Conditions of approval: See attached\* **A residential fire sprinkler system is required to be installed in the new residence (and attached garage), and the separate guesthouse due to the following code requirements:**

1. The center rear of the structure is more than 150 feet from the public roadway.
2. The closest fire hydrant(s) does not flow 1500 GPM.
3. Your home is located in a High Fire Risk area.
4. This is a new home, and new guesthouse.

  
Bob Putney,  
Fire Chief

*"Automatic Fire Sprinklers Save Lives!"*

## SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

**505.1 General.** Class-2 ignition-resistant construction shall be in accordance with Section 505.

**505.2 Roof Covering.** Roofs shall have at least Class-A roof covering, Class-A roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

**505.3 Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of  $\frac{3}{4}$  inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed Under floor Protection.** Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

**505.7 Appendages and Projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, **such as decks**, shall be a minimum of one-hour-rated fire-resistive construction, heavy timber construction or constructed with approved noncombustible materials, or be protected by a domestic sprinkler system.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5.

**505.8 Exterior Glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior Doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than  $1\frac{3}{4}$  inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle-access doors.

**505.10 Vents.** Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed  $\frac{1}{4}$  inch.



Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

**505.11 Detached Accessory Structures.** Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustibile material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

**EXCEPTION:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

#### **Hazardous Fuel Abatement**

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 50 feet from combustible construction materials. UFC Sec. 1103.2.4

#### **Defensible Space**

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees.

**The minimum defensible space requirement for this house/guesthouse is 100 feet.**

UWIC Sec. 603

#### **Maintenance of Defensible Space**

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

#### **Driveway Access**

The driveway access must be minimum 16 feet wide, with a minimum 10-foot fuel modification on each side. The road must have a minimum 13 foot 6 inch vertical clearance the entire length of the access road. The road surface must be capable of supporting 40,000 pounds and constructed of an all-weather type surface. The turnaround shown on the plan is acceptable **provided** it passes an actual on-site test consisting of turning around our Type 1 structural Engine.

Cambria Fire Department  
Residential Project Requirements

**Fire Safety During Construction**

Fire extinguishers shall be provided for buildings under construction. The type of extinguisher shall be suitable for the type of hazard present. UFC 8704.4.2

**Addressing**

All projects, prior to final inspection approval, shall comply with CCSD ordinance #03-2001, which requires address numbers to be a minimum of four (4) inches in height for residential and five (5) inches minimum height for commercial buildings. All numbers shall contrast with their background, be visible from the center of the road as well as 50 feet in both directions, and be illuminated if possible. UFC 901.4.4

**Attic Vents**

All attic vents shall be covered with noncombustible mesh/screen material with 1/4 inch maximum openings. UFC Sec. 1111.1

**Combustible Debris**

Combustible debris shall not be accumulated within buildings. Combustible debris, rubbish and waste materials shall be removed from buildings as often as practical. Combustible debris, waste materials, and trash shall not be burned at any time. Outside piles shall be hauled away from jobsite as often as practical. UFC 8704.5

**Alterations of Buildings**

Alterations of buildings shall be in accordance with the Building Code, applicable provisions of Section 8704, and Section 8705 of the Uniform Fire Code.

**Roof Covering**

Your residence is located in a High and Very High Wildland severity zone. The roof covering or roof assembly must be Class-A fire rated. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude the entry of flames or embers. [2000 WUI Code 504.2]

**Gutters and Downspouts**

All gutters and downspouts shall be constructed of non-combustible materials. [2000 WUI Code 504.4]

**Building over lot Lines**

All buildings that are constructed over separate lot lines are required to have either one of the following conditions met:

1. Merge the separate parcels together and provide proof of the parcel merger to this department.
2. Install a minimum 1-hour rated firewall, fire rated doors and fire rated attic separation at all points where the building is built on or extends over a different or separate parcel or parcels. [2000 UFC Sec. 1111.1; CBC Chapter 6]

**Please Contact the Cambria Fire Department with any questions or need for clarification. (805) 927-6240**